

## Welcome to Our Newest Owners!

If you have not already met these new owners, please make them welcome at your next opportunity.

Randall & Gisele Allen  
Vanessa Chadwick  
Douglas & Joanna Flanders

Jeff & Teri Hanna  
Janice & Thurman Hicks  
James & Angeline Herndon  
Jill & Landry Holliday  
Ryan & Carol Krahn  
Lynda Lively  
William & Alice Malaxos

Will & Vicki McDonald  
Diane Pannell  
Walter & Jane Prince  
Trenton & Connie Swanson  
Kenneth & Kathleen Tyler

## A Look Back...

The 2005 camping season was filled with activities, some traditional and many new ones, thanks to the versatility and talents of our owners. The owners did everything from Aerobics in the pool to "Walk Away the Pounds" in the Activity Building all the while cooking those wonderful meals and snacks making the former activities a necessity. From the Homecoming Celebration in the Spring

right up to the Thanksgiving Dinner in November, Unicoi Springs was non-stop fun, food and friendship in addition to new classes in Bridge, Crochet, Painting and Genealogy. There were even a couple of impromptu country music concerts thanks to Stella Lawson and her award-winning band "Down Home Country". Joe Black donated his talents to provide a 50's/60's dance recently.

Our youngest campers also had a full schedule of games, crafts and field trips thanks to "Ms. Monica" Goswick, who will return this summer as an activity director. Tom Tingle, our newest Board member will be chairing the Activities Committee. If you have any suggestions or would like to volunteer, please contact him.

## 2006 CALENDAR OF SPECIAL EVENTS

- April 16:** EASTER EGG HUNT and games for children.
- May 13:** SPRING YARD SALE at campers. (9:00 a.m. - 1:00 p.m.)
- May 21:** UNICOI CHAPEL HOMECOMING DINNER After chapel services. (Ham, Turkey, Tea, Lemonade and utensils provided.)
- May 27:** MEMORIAL DAY DANCE with entertainment.
- June 3:** SUMMER CRAFT FAIR in Clubhouse. (9:00 a.m. - 2:00 p.m.)  
Large Tables - \$5.00 Small Tables - \$2.50
- July 1:** INDEPENDENCE DAY CELEBRATION.  
Camper Decoration Contest, Children's Parade, Evening dance.
- July 8:** SUMMER YARD SALE at campers. (9:00 a.m. - 1:00 p.m.)
- September 2:** LABOR DAY DANCE with entertainment.
- October 14:** FALL CRAFT FAIR in Clubhouse. (9:00 a.m. - 2:00 p.m.)  
Large Tables - \$5.00 Small Tables - \$2.50
- October 28:** HALLOWEEN CELEBRATION: Morning Children's Activities. Evening "Treat or Treating", Costume Contest, dance and entertainment. *(Bring a snack to share at the dance.)*
- November 11:** THANKSGIVING DINNER. Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. *(Bring 2 side dishes.)*

Go to [www.unicoisprings.com](http://www.unicoisprings.com) and click on "News" for more detailed information on these and additional activities each week.



# The Springs Communicator

"An Official Publication of the Board of Directors"

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## 2005 Annual Owners Meeting

The Annual Owners Meeting was held on September 24, 2005 in the Clubhouse. 110 owners attended, representing 156 ownerships. Since the required quorum of 231 ownerships were not present, no business was transacted at this meeting. Each Director was introduced and gave a brief report of their committee for the past year. For the first time, Volunteer Appreciation awards were presented by Ray Miller and Aileen Connor to 16 owners who gave unlimited time and effort to the activities, dinners and programs this year.

Wyman West presented a plaque to John Thompson who was stepping down from the Board after serving faithfully for nine years. Following an open question and answer session by the owners to the Board several door prizes were awarded. Charles Toney, Chairman of the Election Committee reported that 622 valid ballots were cast with Wyman West receiving 622, Tom Tingle receiving 608 and Faye Bryant receiving a write-in vote. After the Annual Meeting, the Board met and elected the

following officers for 2006: Ray Miller, President; Mike Arrington, Vice President; Elizabeth Williams, Secretary; and Wyman West, Treasurer.

President Miller appointed the following Committee Chairs for the coming year:  
Activities - Tom Tingle  
Buildings - Doug Shaver  
Grounds - Aileen Connor  
Finance - Wyman West  
Owner Relations - Elizabeth Williams  
Rules and Regulations - Mike Arrington

## Winter Temporary Storage

### Closing Date Set

The Board, at its meeting of October 22, 2005, set the closing dates for the winter season. The Park will close on January 2, 2006 and open at 9:00 am. on March 15, 2006.

Effective December 1st, only Areas 1, 2 and 6 will be open for camping due to a major reduction in reservations during this last month of operation.

As a service to owners who are *not* currently in Permanent Storage who would like to leave their campers at the Board has approved a temporary winter storage plan for *this year only*, that will begin on December 1, 2005.

Campers will be stored in Area 3, across from the Chapel. The rate will be \$1.00 per day with *no electricity* offered. Owners may place their camper on site with understanding that the camper might have to be

moved by the Maintenance staff in carrying out their projects.

*All campers in this temporary winter storage will have to be removed from these sites by the owner on or before March 15, 2006.*

## October Board Meeting

This monthly meeting of your Board of Directors is the most crucial and intense meeting of the entire year. It culminates in the future of your Resort experience for the coming new seasons. Unicoi Springs is known for excellence in all facets of operation and distinction of amenities. Maintaining the

quality you have come to rely on eventually costs more to reflect the national increases we are all experiencing. The Board spends endless hours scrutinizing every aspect of the financial picture before making any increases which affect each owner, including themselves. The

final decisions are made in the best interest of the entire Unicoi Springs collective. On the following page, a complete spell-out of those decisions has been prepared. We ask that you read it with the understanding that memories you and your family create here are priceless lifetime treasures.



## Board Offers Lengthy Explanation of 2006 Fees

At the October meeting each year the Board of Directors must consider the projected income and expenses for the coming year and establish Maintenance Fees and other income to provide for the operation of the Resort. Your Board, meeting on October 22, 2005, struggled with unprecedented rising operating costs and the probability of a \$20,000 shortfall in the budget for 2005. Various proposals and estimates to fund our needs for 2006 were discussed and debated at length, and each proposal for increased income was voted on individually. While not all proposals were unanimous, they all had strong support of the Board.

Ideally, the Board should not have released the fee increases until all owners could have been notified at the same time along with these explanations, but Board actions seem to have a way of being announced by way of the "grapevine" or "porch line" before the door is closed on the meeting. In this case, we felt that it was best if the Board posted the fees themselves.

We hope that all owners will read and study all the information listed below and in so doing, will have an understanding of what must be done.

### FACTS TO CONSIDER:

1. Each budgeted line item of income and expense is based on historical data from past years and current trends.
2. Based on the first nine months of 2005, our operating expenses have increased 6% over last year, so we must provide for at least this increase for 2006. More owners are using the park. We had a 7% increase in reservations, over 6400 so far this year.
3. It appears that we will be over budget by about \$20,000 at this year's end. This does not mean that we will not have the cash to pay this deficit, but our carryover cash has almost been depleted with estimates of only \$8000 on hand by the end of 2005. Of course we will have maintenance fees coming in November and December, but this will be 2006 income.
4. As of September 30, 2004 we had 2333 owners to pay their maintenance fees, as of September 30, 2005 only 2309 had paid, so we base our income estimates on 2300 paying.

### FEES APPROVED FOR 2006

1. Maintenance Fees: \$325 per ownership. This is a \$40 increase or only .11 cents per day. To help ease the burden of this increase, we are offering the option of paying \$175 by January 1, and \$150 by June 1, 2006.
2. Storage Fees: \$300 per year, a \$25 increase. We have not had an increase in storage fees in several years. This amounts to an increase of only .07 cents per day or from .75 to .82. total. This will give us an estimated additional \$7000 in income.
3. Rentals: Increased by \$5.00 per day which will equal \$35, \$40, or \$45 based on unit reserved. Estimated additional income of \$13,000.
4. Temporary Storage: \$3.00 per day which will bring in only a minimal amount.
5. Transfer Fees: \$150.00 Most all Resorts have transfer fees when title to the ownerships change. We have no control over who sells and purchases ownerships, but we do know that we have several owners that act as agents buying and selling many ownerships each year in direct competition with the Resort. Over 100 ownerships have been sold so far this year between owners, and the Resort has sold only 20. This fee will allow the Resort to recap some of the losses incurred because of this action.

### LOOK AT THE NUMBERS

Maintenance Fees 2300 owners X \$325 =	747,500
Other Income, rentals, storage, on/off fees, ownerships etc	300,000
Total available income	1,047,500
Less Estimated Operating Expenses for 2006	982,953
Balance for Improvements	64,547

### PROPOSED CAPITAL IMPROVEMENTS

1. Improve and repair upper pool 20,000  
The White County Health Dept. has advised us that they will not allow us to open the pool without these repairs.
2. Our Number 2 priority was to complete Phase One of our paving plan and resurface and widen the roadway in Area #1 at an estimated cost of \$45,000, but funds will not be available for this.
3. Renovate old Maintenance Bldg. and move Laundry 12,000  
(including some new washers)
4. Repair identified decks, pads, lengthen sites 5,000
5. Complete 50 amp service on remaining sites Areas 4 & 5 6,000

This leaves only \$21,500 and we must keep in mind that we will need \$100,000 within the next two years to replace 10 of the oldest rental units. The priority of items 3, 4, & 5 above are subject to change by year's end.

### SUMMARY

The amounts quoted for income and expenses are based on estimates and are subject to change. Hopefully, our income will be more and our expenses will be less than projected. The complete 2006 Budget will be available in mid-January, after we receive our year end reports. If you have any questions concerning this explanation, please refer them to a Board member.

## Buyer Beware: (Caveat Emptor)

A number of our owners purchase deeds from other owners. This is allowed and an owner may often obtain a deed at considerable savings. However, should you purchase a deed through a third party, (i.e., a deed purchased by someone to resell at a profit), you and the seller should be aware that solicitation is not allowed in the Resort. Exceptions are made for scheduled craft fairs and yard sales. In the purchase of a deed from an individual, you need consider the following:

- (1) Know the person you are buying from.
- (2) There are concerns you should have about purchasing a "quit claim" deed as there is no assurance that the deed is clear and resalable.
- (3) Check with the Office to determine that there are no outstanding and unpaid maintenance fees due on the deed. These would have to be paid before using the ownership. If you feel the need to verify that there are no other outstanding debts against the deed, you would

- have to hire an outside source to do a title search.
- (4) A transfer fee of \$150.00 will have to be paid (by you or the seller) prior to use of the Resort. This charge is not applicable if you purchase from the Resort.
- (5) The Resort sells warranty deeds for \$2000 with a clear title including all closing costs and the current maintenance fees included. Should you have questions about purchasing an ownership, please inquire in the Office.

## Unicoi Springs Subject of Local Home and Garden Production

On Sunday, October 16<sup>th</sup>, Folger Entertainment's CEO and on-camera reporter, Pamela Folger visited the Resort at the urging of Annie Ruth Seagraves who wanted to share her "home away from home" with her audience. Ms. Folger's Athen-based program featured interviews with several of

our owners including Aileen Connor, Lee Roy Brantley, Elton Beasley, Ray Miller, Jeanette Ward, Marion Reeves, Annie Ruth Seagraves and Mary Ellen Seay combined with beautiful footage of the lake, the Clubhouse and the owners playing Holey Board. As with all good movies, it ended with

a chase scene featuring some of the ladies mentioned above! This was a most enjoyable way to garner some free publicity for Unicoi Springs. We will try to have a video that you can view in the Activity Building available in the Office by Spring.

## Gentle Reminders

- Please contact the Office whenever your address or telephone number changes so your file can be updated. You might also want to add a cell phone number to your record.
- As stated in the Rules and Regulations, "an owner may cancel or change all or part of the reserved "14 day use period", however, only (2) cancellations or changes per "use period" will be allowed. Multiple cancellations or changes of one "use period" will not be permitted.
- If you are on the waiting list for Permanent Storage and have changed your mind, please contact the Office and have your name removed.

- Are you aware that we also have Golf Cart Storage for \$15 monthly with electric or \$10 monthly without? If interested, have your name added to the waiting list.
- Please report any damage to a site to the Office immediately so that appropriate measures can be taken to make repairs. Thank you for taking time to complete the Site Surveys this year.
- If you are in the Resort and want to make your reservation early in the day, you can come down to the Clubhouse, take a number and return at 9:00 a.m. to take your numerical place in line.
- The Office will remain open from 8 am. until 5 pm Monday through Friday even while the Resort is

closed to camping in order to process paperwork and to take reservations beginning in January. As always, reservations can be made 60 days in advance from 9 am until 4 pm each day.

- Don't forget that Happy Time RV in Cleveland will store campers for Unicoi owners at a reduced rate. Check with the Office for further details.
- Your Unicoi Springs on-line store is a great place to Christmas shop. Contact the Office if you would like to have an even more personalized product prepared for you at no extra charge.

- Enjoy the holidays...we'll see you in the Spring!